

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
AUGUST 15, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Connor, Zuniga

ABSENT: Salas, Rodriguez

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2012-219 | 400 Mission Parkway |
| 2. Case No. 2012-220 | 807 Mission Rd. |
| 3. Case No. 2012-221 | Mission Rd at Mission Pkwy. |
| 4. Case No. 2012-222 | 6701 San Jose Dr. |
| 5. Case No. 2012-223 | 800 Blk. Of VFW Blvd. |
| 6. Case No. 2012-229 | 9650 Espada Rd. |
| 7. Case No. 2012-233 | 511 Adams |
| 8. Case No. 2011-228 | 312 Pearl Parkway |
| 9. Case No. 2012-234 | 312 Pearl Parkway |
| 10. Case No. 2012-235 | 219 Avenue A |
| 11. Case No. 2012-206 | 603 River Rd. |
| 12. Case No. 2012-224 | 123 N. Medina |
| 13. Case No. 2012-228 | 1103 Cincinnati |
| 14. Case No. 2012-236 | 925 S. St. Mary's St. |
| 15. Case No. 2012-135 | 110 Tuleta |
| 16. Case No. 2012-227 | 1512 S. Flores |
| 17. Case No. 2012-232 | 618 Cedar St. |

Commissioner Guarino recused himself from the Consent Agenda.

Commissioner Carpenter pulled items 13, 14 and 15 from the Consent Agenda to be heard under Individual Consideration.

Item 17 was pulled per the applicant.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2012-228

Applicant: David Pulido, COSA, CIMS

Address: 1103 Cincinnati

The applicant is requesting a Certificate of Appropriateness for approval to:

Reconstruct existing portions of the Seeling Channel between the Josephine Tobin Bridge to the Wilson Blvd. intersection of the channel. The scope of the project has expanded to include some incidental roadway reconstruction along the Mistletoe approaches to the proposed Wilson Blvd. bridge. The proposed improvements will include:

1. Construction of one new vehicular bridge approximately 300' west of the existing Josephine Tobin Bridge. The proposed bridge will include bike lanes and sidewalks with guardrail and fencing along the channel. The proposed bridge will incorporate 4' high stone bridge barriers with a 1'9" ornamental metal rail. They will also include downturned lighting fixtures, similar to the existing fixtures on the Josephine Tobin bridge, to illuminate the roadway and sidewalks.
2. Removal of the existing Josephine-Tobin vehicular bridge for the construction of a new pedestrian bridge within the existing Josephine-Tobin Bridge alignment. The pedestrian bridge will incorporate a decorative metalwork guardrail with a design depicting blades of grass with stone pylons at the ends of the bridge. The proposed pedestrian bridge is part of the Woodlawn Lake Park Bridge Project which was incorporated into the Seeling Channel improvements project in June of 2010. The applicant will preserve an existing historic concrete bridge that stands on the Woodlawn Lake Park side of the existing Josephine Tobin bridge.
3. Construct new park enhancements including a grand entryway at the northern end of the proposed vehicular bridge with an ornamental sculpture, low stone walls with continued ornamental metal railings, a large planting bed and lighting.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to approve with staff stipulations and with the exception of Staff's finding that the proposed improvements to the Seeling Channel will alleviate some flood concerns in the Woodlawn Lake area

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2012-236

Applicant: Montgomery Howard

Address: 925 S. St. Mary's St.

The applicant is requesting a Certificate of Appropriateness for conceptual approval to construct a new 35,000 sf building on the Bonham Academy campus. The new two story addition will house nine classrooms, a faculty work center, three science classrooms, music and art facilities, a black box theatre, a library and a computer lab. The proposed new building will not connect directly to the historic structures on the campus, maintaining an existing breezeway in the center of the campus and connecting to the existing 1991 gymnasium. The proposed new building will respect the existing buildings in terms of the colors of brick used. It will also incorporate colors inspired by other structures in the area.

The existing portables on site will be removed and the existing structures will receive new HVAC upgrades. The original existing building will have one classroom converted into a computer lab. The existing 1996 addition will have renovations to its administrative suite, cafeteria, and kitchen and the upstairs library will be converted into a special education area.

Associated with this application are interior renovations that will be performed to the existing structures at the Bonham Academy.

Monty Howard, applicant, presented.

Commissioner Connor presented the committee report.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to grant Conceptual approval with stipulations as follows: 1. The building incorporate more pedestrian-scaled elements along S. St. Mary's St. such as landscaping or street trees. 2. Upon returning to the HDRC for final approval, the applicant explore the incorporation of more articulation on the façade in terms of brickwork or patterning that may help the new structure relate to the historic structures on the campus without mimicking the historic detailing. 3. The property located on Cedar not be included as part of the site plan approval.

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Connor, Zuniga

NAYS: None

RECUSED: Tak

THE MOTION CARRIED.

15. HDRC NO. 2012-135

Applicant: RVK Architects

Address: 110 Tuleta

The applicant is requesting a Certificate of Appropriateness for conceptual approval to perform renovations to the historic Alamo Stadium to upgrade the existing facility as a multi-sport venue intended for football, track and field, and soccer. The adjacent Convocation Center will have minor renovations to upgrade the existing facility, provide additional office space, and provide better accessibility. Interior patron amenities, including concessions, restrooms, and locker rooms will be upgraded.

The applicant plans to:

1. Construct a new Press Box above the main entrance on the west side of the stadium.
2. Construct exterior stairs on either side of the primary entrance to the stadium on the original west façade. The proposed stair towers will be located so as not to obstruct views of the main mass of the original façade.

The proposed renovations will have minimal impact on the existing facades and main entrances. Spectator seating will be replaced with new bench seating and south end zone seating will be closed for regular season use by a seat covering system. A variety of minor renovations to existing interior spaces (such as existing offices and restrooms) are required at the Convocation Center.

Existing field lighting will be modified and a new scoreboard on the north end is proposed.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to grant conceptual approval of option B2 with staff stipulations.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Shafer, Connor

NAYS: None

RECUSED: Barrera, Zuniga

THE MOTION CARRIED.

18. HDRC NO. 2012-231

Applicant: David Vexler

Address: 312 Pereida

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear two story addition to the existing single family residence. All exterior materials and details will match, or be visually similar to, those on the existing structure, including a standing seam metal roof, horizontal wood siding, Marvin 2-over-2 wood double hung windows, tongue and groove porch decking and wood lattice foundation skirting. Details such as the wood columns and gable decoration would be simplified on the addition so as not to read as part of the original structure.

John Thompson, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Barrera to approve of drawings submitted 8/15/12 with a 10/12 pitch submitted by the applicant.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2012-226

Applicant: Karen L. Miller, SRO Associates, Inc.

Address: 3100 Roosevelt

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Recreate a historic public mural on the historic Mission Drive-In Theatre. The applicant has conducted research on the circa 1948 mural façade of the theatre, including sign lettering and lighting. Due to the lack of physical evidence of historic components of the mural, the proposed image, lettering, and lighting will be a recreation of the original mural to the extent possible. The applicant is proposing two potential options for the mural. Option A depicts the Mission San Jose church with the existing buildings in the background with trees shown behind them. Option B depicts the same scene, but incorporates several human figures in the area around the church. The proposed designs are the result of a series of public outreach meetings and consultation with the OHP and the San Antonio Conservation Society. Prior to painting, the applicant will pressure wash the existing surface and prime the mural wall in a durable PPG primer. The applicant proposes to use high quality exterior acrylic paints in the PPG sun proof paint system specified. A graffiti resistant coating will be applied to the completed mural.
2. Install flexible LED tubing as a substitute for traditional neon lighting due to its durability and ease of maintenance. Red LED tube lighting will highlight the letters that are to be painted on the marquee itself and white LED tube lighting will highlight the letters at the top of the mural as well as outline the objects depicted in the mural.
3. Install a 30"x36" metal plaque on the existing structure showing a photographic representation of the original historic mural with text explaining that the new mural is an adaptation of the original mural. The plaque will be located below the proposed new mural and will be bolted to the structure with four tamper-resistant bolts.

Jimmy LeFlore, Dept. of Cultural Affairs, presented.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve of option B with staff recommendations.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:45 P.M.

APPROVED

A handwritten signature in black ink, appearing to read 'Tim Cone', written over a horizontal line.

Tim Cone
Chair